

**APPROVED**  
**MINUTES OF THE SPECIAL MEETING OF THE**  
**ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY**  
**Thursday, May 6, 2010**

**The meeting convened at 7:42 p.m. with Vice Chair deHaan presiding.**

**1. ROLL CALL**

Present: Boardmember Lena Tam  
Boardmember Frank Matarrese  
Boardmember Marie Gilmore  
Vice Chair Doug deHaan

Absent: Chair Beverly Johnson (arrived at 8:40 p.m.)

**2. REGULAR AGENDA ITEMS**

2-A. Alameda Point Environmental Update – Presentation by the Navy and Regulatory Agencies.

Vice Chair deHaan introduced Jennifer Ott, Deputy City Manager, to open the presentation. Ms. Ott gave an overview on what will be presented: a summary of the environmental program, the accomplishments that have been made to date, funds that have been expended by the Navy to date, as well as some of the economic development impacts of the process. The presenters were Derek Robinson of the Navy, Anna-Marie Cook of the Environmental Protection Agency (EPA), and Dot Lofstrom of the Department of Toxic Substances Control (DTSC).

After the presentation, the Board discussed key issues with the presenters.

Vice Chair deHaan commented on the long process and gave a brief background on the remediation efforts. He thanked the community and past chairs for their continued support.

Member Tam expressed her appreciation for the update and the amount of work & effort that goes into the clean up. She asked how the funds are controlled and administered, who they flow through given the various jurisdictions involved (i.e., is the funding centralized through the BRAC and then through the other agencies) and how they are allocated through congressional authorizations.

Derek Robinson explained that he will get clarification on the funding process and will report the information back to Member Tam. He also clarified that the Navy's focus is not on recouping the funds spent in the clean-up. Vice Chair deHaan discussed the change of philosophy regarding the remediation of Alameda Point. He clarified that the clean-up was under the complete control of the Navy, and that in 2000, the Navy allowed the developer to consider privatized clean-up, and then it went back under the control of the Navy.

Member Matarrese asked for more clarification about the process after a parcel is determined to be cleaned to the level at which it was assigned – how notification, information and documentation is given to the next successor agency in order for them to continue the work. Dot Lofstrom explained that there is an official administrative record that the Navy maintains and information & documentation will always be in the Information Repository. In addition, there is an informal repository that DTSC is maintaining through their Envirostore Database. There is a

certification process after a parcel has been cleaned. Ann Marie Cook of EPA further explained this process: Once a site has reached a point where it is considered meeting the goals set for it to be cleaned, the Navy prepares a 'Remedial Action Completion Report' and the EPA, because it is a Superfund site, is required to make the determination that all clean-up action necessary has been completed. The Navy then drafts a Finding of Suitability report to transfer that property.

Member Gilmore asked for the status of the transfer process of cleaned VA lands and whether or not the Navy and the VA have reached a basic deal. Jennifer Ott explained that the transfer is moving forward, but awaiting approval from the administration to move forward. She stated that at this time, there are no details of a basic deal, but she will keep the Board updated on any further developments.

Vice Chair deHaan asked about the status of remediation of the Seaplane Lagoon. Mr. Robinson stated that they are currently in Stage 1, which includes removing large debris piles on the north side, and that Stage 2 will include remediating soils from the outlet of the storm drain systems. Construction activities will start in Sep./Oct. 2010. Vice Chair deHaan also asked about Site 2 wetlands. He was concerned that the estimated cost of clean-up for Site 2 was approximately \$100 million. Mr. Robinson stated that number seems high, and is more likely \$20 million - but will get the correct information to report back to the Board.

There were three speakers: Jim Sweeney discussed the potential adaptive reuse of Building 5. According to Ann Marie Cook, Building 5 is one million square feet, is 65 feet tall, and qualifies as a historical building. She managed to secure funding from an EPA pilot program and they are looking at costs associated with reusing portions of the building and demolishing other portions. She will be able to provide an update in three months, with a final report in about seven months.

Irene Dieter, speaking on behalf of community, expressed her concern about lack of information and public relations to the community about all the remediation efforts and other activities regarding Alameda Point. Ms. Ott reiterated that there are monthly RAB and ARRA meetings, as well as notices on the City and Alameda Point websites.

The third speaker, Maria Hargrove, expressed concern about traffic and congestion in and out of Alameda Point. Chair Johnson informed Ms. Hargrove that the Planning Board meeting on Monday, May 10, will discuss traffic issues and present a plan.

Chair Johnson thanked all the presenters for coming together to coordinate this Special Meeting, and for the important information they provided in their presentation. She reiterated to the public how important the information provided by these agencies is in helping the community understand all the activity and efforts in cleaning up Alameda Point.

### **3. ADJOURNMENT**

**Meeting was adjourned at 9:02 p.m. by Chair Johnson.**

Respectfully submitted,

A handwritten signature in cursive script, reading "Irma Glidden".

Irma Glidden  
ARRA Secretary